

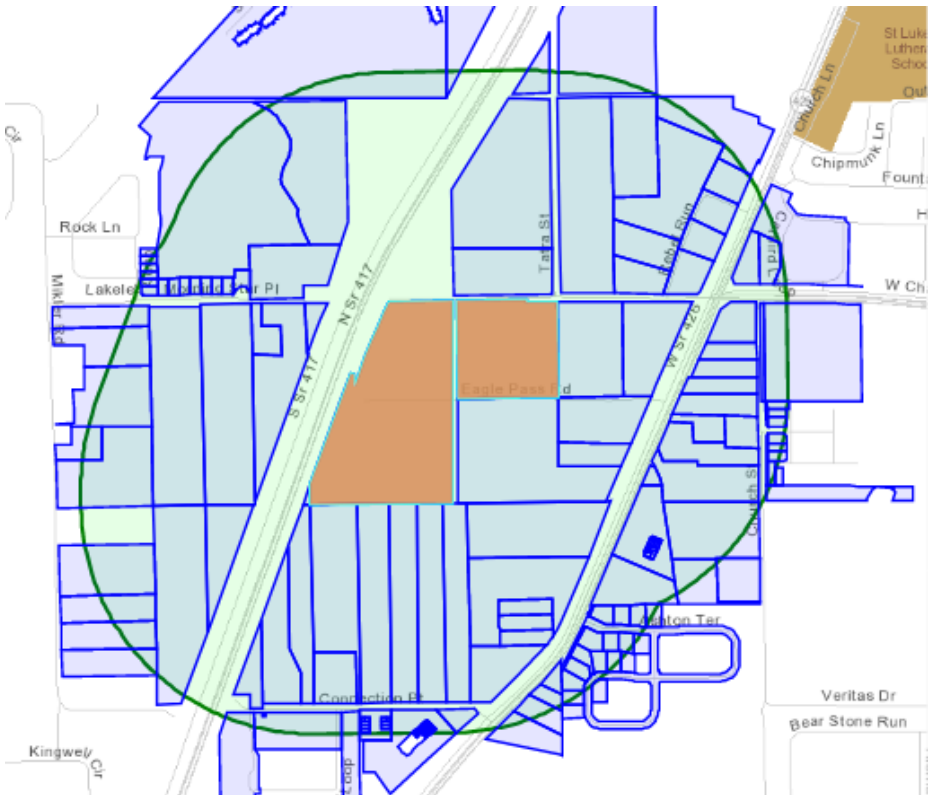
# Notice of Community Meeting

## Details of Community Meeting:

1. Wednesday, October 13, 2021
2. 6:00 PM – 7:00 PM Eastern Time
3. Seminole County Public Library – East Branch Community Room  
310 N Division St, Oviedo, FL 32765

## Subject Property:

2155 W Chapman Road, Oviedo FL 32765



## Introduction of Topic at Subject Property:

Alro Metals and LG Development Corporation have applied to rezone the subject property to a Planned Development for construction of a ±195,000 SF warehouse and are inviting the surrounding community to be introduced to the project prior to the Board of County Commissioner Meeting.

Construction for the facility is scheduled to begin in 1<sup>st</sup> Quarter 2022, with completion targeted for the end of 2022.

## SIGN-IN SHEET

Community Meeting – Alro Metals Oviedo, FL  
 Seminole County, Florida  
 St. Luke's Church & School – Founder's Hall  
 2021 W. State Rd. 426, Oviedo, FL 32765  
 October 13, 2021  
 6:30 p.m. - 7:45 p.m. Meeting

Name (PLEASE PRINT)	Mailing Address (PLEASE PRINT)	Email or Phone # (PLEASE PRINT)	Elected Official?
STEPHAN RATCHUFF	2461 WEST SLYZU, SUITE 1061 OVIEDO, FL.	407-496-5704	

*Note: This is public record.*

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Name (PLEASE PRINT)	Mailing Address (PLEASE PRINT)	Email or Phone # (PLEASE PRINT)	Elected Official?
Teresa Florio	228 Hidden Hammock CV Oviedo FL	nflorio1@cfl-rr.com	
Nick Florio		+florio@cfl-rr.com	

Note: This is public record.

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Name (PLEASE PRINT)	Mailing Address (PLEASE PRINT)	Email or Phone # (PLEASE PRINT)	Elected Official?
RON ALBERT	2805 FORSYTH RD OLVADO	RALWBER@AOL.COM	N
LaDonna Rosso	2050 W. SR. 426 Oviedo		
Thomas Patenaude	2581 connection Point St Luke's Lutheran Church	T.Patenaude76@gmail.com	
Steve Lehenbauer	2021 W SR 426, Oviedo	cao@slcs.org	N
CLAY ARCHER	1780 W CHAPMAN RD OVIEDO	clayarcher@gmail.com	N
PATRICIA SIDLIK	1710 Rebel Run Oviedo	psidlik803@gmail.com	N
Kenny Coyle	2050 TATA Street	kcoyle@ericc.com	N

Note: This is public record.

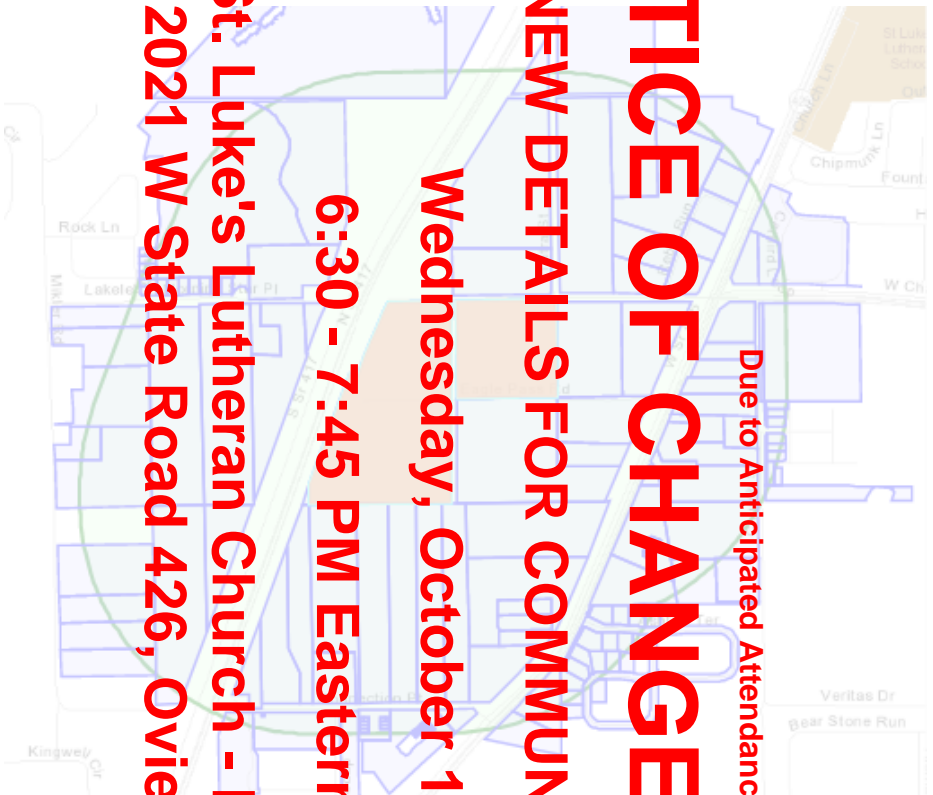
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Due to Anticipated Attendance

**NOTICE OF CHANGE OF VENUE**

**NEW DETAILS FOR COMMUNITY MEETING**

**Wednesday, October 13, 2021**

**6:30 - 7:45 PM Eastern Time**

**St. Luke's Lutheran Church - Founders' Hall  
2021 W State Road 426, Oviedo, FL 32765**

## Introduction of Topic at Subject Property

Alro Metals and Development Corporation have applied to rezone the subject property to a Planned Development for construction of a ±195,000 SF warehouse and are inviting the surrounding community to be introduced to the project prior to the Board of County Commissioners Meeting.

Construction for the facility is scheduled to begin in 1st Quarter 2022, with completion targeted for the end of 2022.

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Seminole County, Florida  
St. Luke's Church & School – Founder's Hall  
2021 W. State Rd. 426, Oviedo, FL 32765  
October 13, 2021  
6:30 p.m. - 7:45 p.m. Meeting

Attendees: Brent Lenzen (Kimley-Horn and Associates)  
Susan Madden (Kimley-Horn and Associates)  
John Rumler (Alro)  
Ron Allbee (Alro)  
Jim Driscoll (Echelon)  
Greg Ancel (Echelon)

John: Introduction of project

- Alro currently has a 90,000 sq ft site on Forsyth Rd
- An increase in customers has created a need to expand.
- 32.16 acres land purchased for this project.
- Plan to initially build a 195,000 sq ft building, and increase to 249,000 sq ft in future
- Alro has 70 locations in the U.S., distributor/1<sup>st</sup> stage process of steel, purchases and resales
- Typically, 25–50-mile delivery radius from sites for trucks
- Family-owned business since 1948
- Prides self on being good neighbor and bringing jobs to areas

Jim: Present renderings and site plan

- Intend to move to PD Zoning with Future Land Use (FLU) Industrial

Brent: Civil Engineering discussion

- Prior FLU Agricultural
- Parcels have been combined to one parcel
- Rezone entire parcel to PD Zoning/FLU Industrial
- Major Development Plan presented to Seminole County
- Discussed layout of building/stormwater/etc.
- We would like feedback from the community and history & insight into the property
- Planning Commission meeting set for November 3<sup>rd</sup>, 2021

Open Floor/Questions & Comments:

1. Note made that one resident is running late.

2. What will the impact be to traffic?

*Response: Project is not multifamily. Estimated 40 peak hour trips/5 of those from delivery trucks. Low traffic generator. The traffic study supports that the signal at Aloma & Chapman is adequate and will only require signal modifications.*

3. Who has the Traffic Impact Analysis report?  
*Response: Seminole County*
4. What does the traffic light cycle look like?  
*Response: Traffic team will have to answer question.*
5. What are normal business hours of operation?  
*Response: Alro operates on three shifts. Trucks primary run on the 1<sup>st</sup> shift, 7:00 am out, mill trucks in at 8:00 am and 11:00 am. Trucks typically return at 3:00 pm and 6:00 pm. Most days will include a total of 9 tractor trailers in/out of facility.*
6. How will school traffic be impacted in the morning:  
*Response: Most trucks leave by 7:00 am which will be before school start times. One time per week, trucks leaving at 2:00 am and 5:00 am.*
7. Do the trucks return at night?  
*Response: Yes, the trucks reload during the 3<sup>rd</sup> shift. There will not be an impact to evening school traffic. Alro would be willing to get trucks out at different hours. The goal is to have customer orders delivered by 1:00 pm the following day. There are three shifts per day. The bulk of employees are working the first shift, later shifts contain skeleton crew. All work is indoors, with large overhead doors for trucks to pull in. Three trucks can be stacked in the bays at once for loading. The materials are saw cut to size, no smoke, or outside noise. The company is very cognizant of neighbors, no light pollution, foot candles are monitored, no noise/trash/etc. on campus.*
8. What are typically shifts?  
*Response: 6:00 am – 3:00 pm would be 1<sup>st</sup> shift, with approximately 25 employees plus office personal. We estimate 12 employees on 2<sup>nd</sup> shift, and 5 employees on 3<sup>rd</sup> shift to start. With possible expansion, there could be 100 employees in the future total. Alro is open from 5:30am on Monday to 2:00am on Saturday, essentially closed Saturday and Sunday.*
9. On the site plan, will building face SR417? Is Chapman clear?  
*Response: There is a large wetland area, and the building will be placed to minimize wetland impacts. The plan is to widen Chapman Rd and improve/widen Chapman ditch. The building will front SR 417, and have a buffer of 25' to adjacent property.*
10. Owners on the backside of property, water backup on neighbors?  
*Response: We will not treat/attenuate water.*
11. Natural flow of water? Drainage issues?  
*Response: The piping of ditches with maintain the natural path/flow of water in current state.*
12. Are you worried about Flood Plain? Concerns of Floods:  
*Response: This area is not in a FEMA designated flood zone.*
13. Is there concern with wetland caused by SR417? Slavia Drainage? Water on property?

*Response: There are only 18 acres of land that can be developed due to existing wetlands. The other 10-12 acres will remain untouched.*

14. Where will the sidewalk be?

*Response: There is no pedestrian traffic expected to the site. Alro will pay into the sidewalk fund, and grade Chapman Rd. for Seminole County to build if they see fit.*

15. For the N. side/mailboxes/driveways – What are the impacts to owners leaving drives? Existing vegetation that is in place to provide screening for houses?’

*Response: The sidewalk will be flexible; however the road is not private property. The traffic team is looking at signal timing to see if more green time will be needed at signals to minimize traffic backups. Trucks and employees will need to be cognizant of younger children in area.*

16. How will school traffic from St. Luke’s Church/Masters Academy/Lucas Nursery be addressed:

*Response: Trucks can be routed differently to avoid road congestion and maximize delivery time if need be.*

17. What will the speed limit be on Chapman? We would like it lower.

*Response: The county standard is 25 mph maximum.*

18. Will Rebel Run be used as a cut through?

*Response: No if it is a private road, we can put signage to discourage traffic use.*

19. With Tatra St/Connection Pointe, drainage issues? Wet ditch is damned up? Will there be septic that may add to this?

*Response: Yes, the site is planned to be on septic. There is no water jet cutting within facility, it will just be kitchen/toilet/sink drainage from employees.*

20. Will the future use/expansion be from Alro only?

*Response: Yes, the expectation is to add one more bay onto the building in the future.*

21. Concerned with adding to existing drainage issues?

*Response: We have an environmentalist flagging and identifying wetlands. Survey will then map all levels. St. Johns River Water Management District has visited the site.*

22. Concerned with wet ditch on Tatra?

*Response: we can look into extending the ditch/put a culvert back in for drainage.*

23. Who has the St. Johns study?

*Response: It has been submitted directly to ERP and is currently being reviewed.*

24. Will there be DOT access?

*Response: Yes, given continued access.*



25. Will single family homes have legal access to Eagle Pass?

*Response: Yes, this isn't changing.*

26. How many parking spaces:

*Response: With ten to twelve thousand sq ft office space, 80 stalls would be required. We will need some overlap for shift changes.*

27. Do other Alro locations abut to residential neighborhoods?

*Response: Yes, others due. Our Forsyth location is built next to houses.*

28. Will the retention ponds be wet or dry?

*Response: They will all be wet ponds.*

Meeting Conclusion - Closing statements thanking residents for attending and providing input.